

79 0075-2.2  
Res. 75-77

RESOLUTION NO. 75-77

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF VISTA, CALIFORNIA,  
AMENDING THE GENERAL PLAN OF THE CITY OF VISTA BY DELETING THE  
HOUSING ELEMENT THEREFROM AND ADDING A NEW HOUSING ELEMENT THERETO

PLANNING CASE NO: 75-13  
ENVIRONMENTAL NO: E 75-22

WHEREAS, the City Council of the City of Vista has adopted the General  
Plan of the City of Vista, as amended; and

WHEREAS, on May 19, 1975, the Planning Commission of the City of Vista  
duly adopted Resolution No. 75-59 recommending to the City Council the amend-  
ment of the General Plan of the City of Vista by adding a Housing Element  
thereto; and

WHEREAS, the content of a duly certified Environmental Impact Report  
was read and considered prior to acting on the amendment; and

WHEREAS, Section 65357 of the Government Code provides for the amend-  
ment of the General Plan or any part or Element thereof by resolution of the  
legislative body of the City.

NOW, THEREFORE, BE IT RESOLVED, that the City Council of the City of  
Vista amends the General Plan of the City of Vista as follows:

1. That the General Plan of the City of Vista is hereby amended by deleting  
the Housing Element therefrom, including map and text, as adopted by Resolu-  
tion No. 69-27, and by adding thereto a new Housing Element consisting of  
the text identified as the "City of Vista General Plan - Housing Element,"  
the original of which is on file in the office of the Director of Planning  
of the City of Vista, and a copy of which is attached hereto as Exhibit A,  
and by this reference, incorporated herein by reference in full.

2. The overriding considerations in approving the amendment despite the  
environmental impacts are as follows:

A. The Element will provide for better housing by encouraging more  
diverse housing types.

3. The City Clerk is directed to endorse and sign the said referenced text  
identified in paragraph 1 of this resolution to indicate the adoption of  
this resolution by the City Council as provided in Government Code, Section

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65359, and transmit a copy of this resolution to the Planning Commission and the Director of Planning of the County of San Diego.

4. Resolution No. 69-27 is hereby rescinded.

5. The General Plan previously approved by the City Council is set aside and modified to the extent it is in conflict with the text and map adopted by paragraph 1 hereof; and, except as amended and modified by this resolution, the General Plan of the City of Vista, as amended, shall remain in full force and effect.

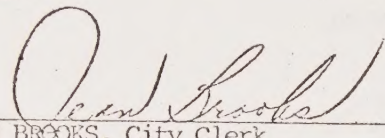
PASSED AND ADOPTED at a regular meeting of the City Council of the City of Vista, held on the 9th day of June , 1975, by the following vote:

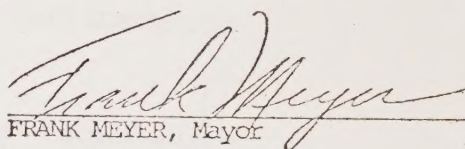
AYES: COUNCILMEN: TRACY, McCLELLAN, FOO, MIHALEK AND MEYER

NOES: COUNCILMEN: NONE

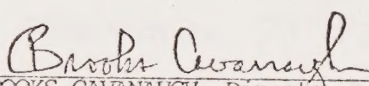
ABSENT: COUNCILMEN: NONE

ATTEST:

  
JEAN BROOKS, City Clerk

  
FRANK MEYER, Mayor

CONTENTS APPROVED:

 Date 6-2-75  
BROOKS CAVANAUGH, Director of Planning



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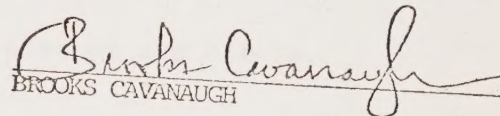
<https://archive.org/details/C123310945>

CITY OF VISTA GENERAL PLAN

HOUSING ELEMENT

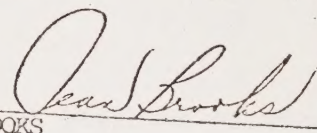
APPROVED BY THE CITY OF VISTA PLANNING COMMISSION MAY 19, 1975  
RESOLUTION NO. 75-59.

SECRETARY OF SAID COMMISSION

  
BROOKS CAVANAUGH

ADOPTED BY THE CITY OF VISTA CITY COUNCIL *June 9, 1975,*  
RESOLUTION NO. 75-77.

CITY CLERK

  
JEAN BROOKS





# HOUSING ELEMENT

## PREFACE

Between February and September, 1974, a Housing Element Committee, comprised of citizens of the community, formulated goals and objectives for the community in respect to the Housing Element, and scrutinized the format of the Element itself. The committee met weekly (about 25 times), had an average attendance of about 8 members, and sometimes as many as 15. Over 300 citizen hours were devoted to educational and work sessions.

The goals and objectives were subsequently reviewed by a larger Goals and Objectives Committee. The resulting product was reviewed by public agencies and approved by the Planning Commission at a public hearing as the guide for the General Plan Elements. The City Council received the report from the Commission.

### HOUSING GOALS AND OBJECTIVES

Goal 1. Improve the residential environment for all the citizens of Vista and those within Vista's sphere of influence, present and future.

#### Objectives:

- A. Assure that a variety of residential densities and choices in residential life styles are available in appropriate locations, with proper public and commercial facilities.
- B. Residential development -
  - 1. Encourage the upgrading or removal of blighted or obsolescent housing and the reconstruction of adequate structures in appropriately zoned locations as the first priority of residential development.
  - 2. Accept the development of vacant, properly zoned land, within the urbanized area of the community of Vista that is adequately served by public facilities as the second priority of residential development.





3. Consider the development of land adjacent to, and a logical extension of, the urbanized area as the third priority of residential development, provided adequate service facilities are available or contained in the development.
  4. Discourage housing developments that are not contiguous to the urbanized community of Vista, if public facilities to serve the population of these developments are not available.
- C. Encourage the location of public facilities and support private non-residential facilities within safe pedestrian access of concentrated housing areas.

Goal 2. Encourage adequate housing opportunities to be made available to all segments of the community.

Objectives:

- A. Make appropriate use of existing subsidy programs to assist low income community residents to maintain or secure adequate housing.
- B. Encourage a variety of housing types and styles for all economic segments.

Goal 3. Protect the value of existing housing by enforcing appropriate codes and by incentive awards for architectural excellence.

Objectives:

- A. By means of field inspection and statistical analysis, determine existing and potential housing problem areas in the community.
- B. Establish a coordinated systematic program of housing, building and fire code enforcement emphasizing problem prevention.
- C. Where the City has discretionary authority, use the process of design review to award incentives for architectural excellence.
- D. Design public facilities and public works projects in a manner that sets a good example for potential developers.



Goal 4. Encourage programs for remedial action for sub-standard housing areas.

Objectives:

- A. Recognize the regional nature of housing problems and urge cooperation with duly established housing organizations empowered to effectively deal with housing problems.
- B. Guarantee, through adopted policy, that families displaced by Government action are relocated in adequate housing in the same neighborhood where reasonably possible.

HOUSING ELEMENT

I. Housing Element - Units and Vacant Land Stock

The community's goals, as they relate to the residential land use, will offer all residents the freedom of choice with respect to location, housing type and housing cost as it is reflected by residential land use provisions measured in terms of average dwelling unit densities. The traditional pattern of residential development emanating from uniform standardized zoning and subdivision requirements for "flat" land tended to produce a monotonous physical environment composed of "cookie cutter" lots and dwelling units. If the community is to achieve its stated goals, such requirements must be made more flexible and a greater variety of residential densities incorporated into new neighborhoods. At the present time, Vista has 2,157 acres, or 65% of the land area within the corporate limits devoted to residential use. Of this land, approximately 130 acres are developed as mobile home parks, 478 acres are developed as multi-family residential units, and 1,769 acres are developed as single family residential units (see Table I). The lot size of the single family areas varies from 6,000 square feet (0.14 acre) to one acre or larger. The City's residential pattern can best be described as predominantly single family, with the different





types of dwelling units being:

POPULATION AND HOUSING COMPARISON  
1970-75 Census

	Population	Single dwelling units	Multiple dwelling units	Trailers
January 1970	24,668	6,591	686	864
April 1975	28,302	6,725	2,892	1,434
Increase	3,634	134	2,206	570
% Increase	15%	2%	320%	66%

This results in a gross density of about 4.8 dwelling units per acre, with an overall population density of about 13 persons per acre. In the General Plan, it is proposed to reduce this overall density to 6 persons per acre in the City's planning area, while permitting and encouraging a wide range of housing types and development patterns to be constructed in the residential areas. It is proposed that a system of incentives and bonuses be introduced whereby a developer or builder may be permitted to exceed the prescribed zoning density on a carefully calculated basis consistent with the General Plan if his proposals provide greater amenities (usable open space, greenbelt, etc.), greater variety of housing types, styles, building arrangements, or other social or developmental benefits. The higher residential densities are to be dispersed and/or located within neighborhoods in such a manner that there is easy access to arterial and collector streets, thereby maintaining or reducing the vehicular traffic load on local/interior neighborhood residential service streets.





June, 1974

TABLE I

LAND USE BY ACRE

TYPE OF DEVELOPMENT OR ZONING	TOTAL ACERAGE	ACRES IN USE	ACRES VACANT
A-1	171.07	47.88	123.19
E-1	951.51	234.52	716.93
R-1	2,000.63	1,034.63	966.02
R-1-B	34.28	13.14	21.14
R-1-A	948.24	439.10	236.14
R-2	356.76	195.76	161.00
R-3	421.94	131.01	290.87
R-P	4.37	-	4.37
O-P	14.82	2.80	12.02
C-1	274.44	111.04	163.40
C-2	264.89	93.07	171.82
C-3	13.35	7.36	5.99
*R-4	60.87	(Other Uses) 60.87	-
M-1	130.01	47.37	82.64
Governmental	193.46	193.46	-
Institutional			
Agriculture	288.09	288.09	-
Parks & Recreational	73.50	73.50	-
Public	55.97	55.97	-
SUB TOTALS	5,981.57	3,026.58	2,952.19
STREETS	1,614.08		
TOTAL	<u>7,595.65</u>		

\* Contemplated zone containing appropriate uses..



## II. Residential Population Characteristics.

### A. Regional Significance.

It is most important to view housing issues from a regional perspective. Housing building cost, migrations of various income groups, implementation of regional housing programs, rate of financing of home building, and impacts of inflation, are all areas where the City of Vista has no direct control; therefore, if the City is to deal effectively with these problems, it must do so in concert with appropriate regional organizations that are empowered to deal with these problems. However, the City of Vista cannot disavow all responsibility in dealing with adequate and fair housing problems that confront the City's needy citizens by referring all matters to regional entities. The City is obliged to monitor the housing situation and relate it to the regional overview.

### B. Quantitative Inventory.

According to the 1975 special census, and the Vista School District census, the City of Vista has the following structural inventory:

TABLE II

	Residential	Vacant	% Vacant
Single-Family Dwelling	6,725	289	4.30
2 - 4	1,459	130	8.91
5+	1,433	212	14.79
Trailers	1,434	1	.07
Total	11,051	632	5.72

The 1970 Census summarized the housing situation. See Table IV.

### C. Qualitative Inventory.

Basically the "kind" of housing in the community deserves analysis as much





as the quantitative inventory. There are generally five classifications of housing styles and opportunity areas in the Vista community. These classifications shown on Map A are listed in Table III.

TABLE III  
HOUSING TYPES AND CORRESPONDING INCOME GROUP

TYPE	INCOME GROUP
I. Estate	High & Upper Middle
II. Tract	Upper Middle & Middle
III. Buffer - Mobile Homes & Apartments	Middle & Lower Middle
IV. Village - Mixed	Lower Middle
V. Opportunity	Upper Middle Potential for Low & Moderate





TABLE IV.

# Characteristics of Housing Units and Population, for Places of 2,500 Inhabitants or More: 1970

(Data exclude vacant seasonal and vacant migratory housing units. For minimum base for derived figures (percent, average, etc.) and meaning of symbols, see text)

California

Percent of total population																	Year-round housing units				Occupied housing units										
Total population	Negro	In group quarters	Under 18 years	62 years and over	Locking some or all plumbing facilities	Units in—		Owner				Renter				1.01 or more persons per room		One-person house-holds	With female head of family	With roomers, boarders, or lodgers											
						Total	Structures of 10 or more units	Locking some or all plumbing facilities	Average number of rooms	Average value (dollars)	Per-cent Negro	Locking some or all plumbing facilities	Average number of rooms	Average contract rent (dollars)	Per-cent Negro	Total	With all plumbing facilities														
24638	-	-	33	19	8670	64	6591	294	5658	23	5.1	23200	-	2664	37	4.1	119	-	620	650	1370	624	100								

# Characteristics of Housing Units and Population, for Places of 2,500 Inhabitants or More: 1970

(Data exclude vacant seasonal and vacant migratory housing units. For minimum base for derived figures (percent, average, etc.) and meaning of symbols, see text)

California

Percent of total population															Year-round housing units										Occupied housing units									
Total population	In group quarters				Locking some or all plumbing facilities	Total	Units in—		Owner				Renter				1.01 or more persons per room		One person households	With female head of family	With roomers, boarders, or lodgers													
	Negro	Under 18 years	62 years and over	One unit structures			Structures of 10 or more units	Locking some or all plumbing facilities	Average number of rooms	Average value (dollars)	Percent Negro	Locking some or all plumbing facilities	Average number of rooms	Average contract rent (dollars)	Percent Negro	Total	With all plumbing facilities																	
24638	—	—	33	19	8670	64	6591	294	5658	23	5.1	23200	—	2664	37	4.1	119	—	620	650	1370	624	100											

Source - 1970 U.S. Census



# HOUSING TYPES

	Single-family dwelling	Medium-family dwelling	Trailers	Total Dwelling Units
January 1970	6,591	686	864	8,141
April 1975	6,725	2,892	1,433	11,051

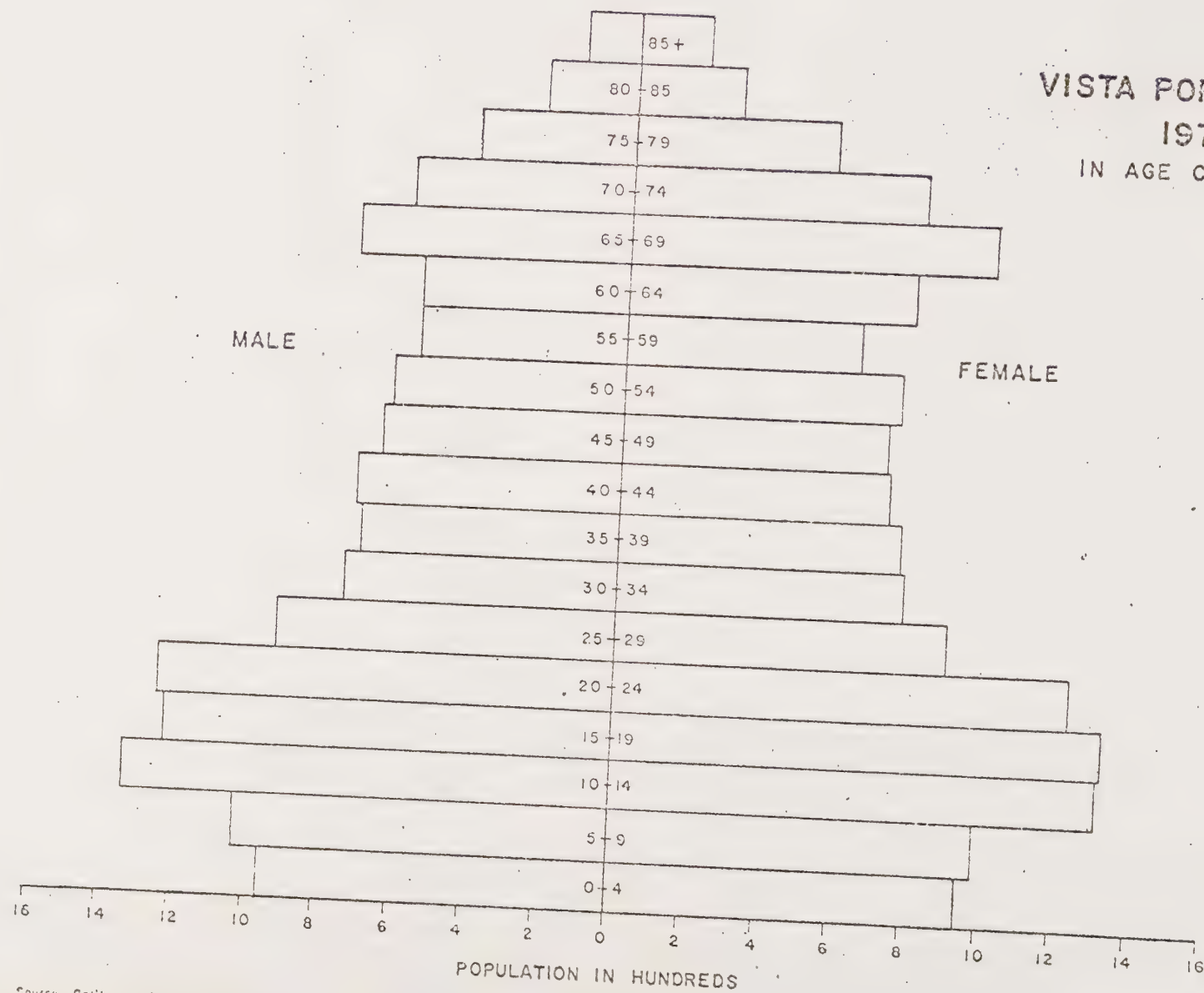
TABLE V

Age Cohort	Male	Female	Total
0-4	984	975	1,956
5-9	1,066	1,004	2,070
10-14	1,326	1,315	2,641
15-19	1,258	1,340	2,598
20-24	1,245	1,228	2,473
25-34	1,672	1,674	3,346
35-44	1,424	1,486	2,910
45-54	1,289	1,468	2,755
55-59	558	643	1,201
60-64	560	780	1,340
65-74	1,346	1,779	3,125
75+	806	1,035	1,841
			28,302
Median	29	33	31

Source: 1975 Special Census



# VISTA POPULATION 1975 IN AGE COHORTS



Source: California State Department of Finance Special 1975 Census for Vista





TABLE VI

## POPULATION

Age-Sex	
0-17 Total	9,852
Male	5,047
Female	4,805
13-64 Total	14,970
Male	7,033
Female	7,937
65+ Total	4,657
Male	2,153
Female	2,504
Total	29,479
Median Age	31.5
Racial	
White	28,571
Black	70
American Indian	217
Asian	621
½ White	97
½ Non-White	3
Spanish-American	4,375
½ Spanish-American	15
Marital Status	
Single Total	4,015
Male	2,172
Female	1,843
Married Total	15,492
Male	7,596
Female	7,896
Widowed Total	1,558
Male	261
Female	1,297
Divorced Total	810
Male	289
Female	521
Occupation	
White Collar	4,198
Blue Collar	3,202
Service Worker	1,144
Not Reported	426
Total Employed	8,970

## INCOME

Household	
Less than \$5,000	3,232
\$ 5,000 - \$9,999	3,419
\$10,000 - \$14,999	2,179
\$15,000 and over	1,484
Median	\$7,846

Family	
Less than \$5,000	1,681
\$ 5,000 - \$9,999	3,050
\$10,000 - \$14,999	2,108
\$15,000 and over	1,424
Median	\$9,074

Poverty	
Total Families	630
Total Family Pop	2,158
Unrelated Individuals	
14-64	301
65+	420
Total 14+	721
Total Poverty Pop.	2,879

## HOUSING UNITS

Structure Type	
Single Family	8,257
Multiple	1,266
Mobile Homes	766
Total Units	10,289

Automobiles	
Households Having:	
None	7
One	50
Two	36
Three +	7

Household Equipment	
Households Having:	
Air Conditioning	9
Clothes Washer	66
Clothes Dryer	36
Dishwasher	26
Food Freezer	29
Television	96

Vista

Vista

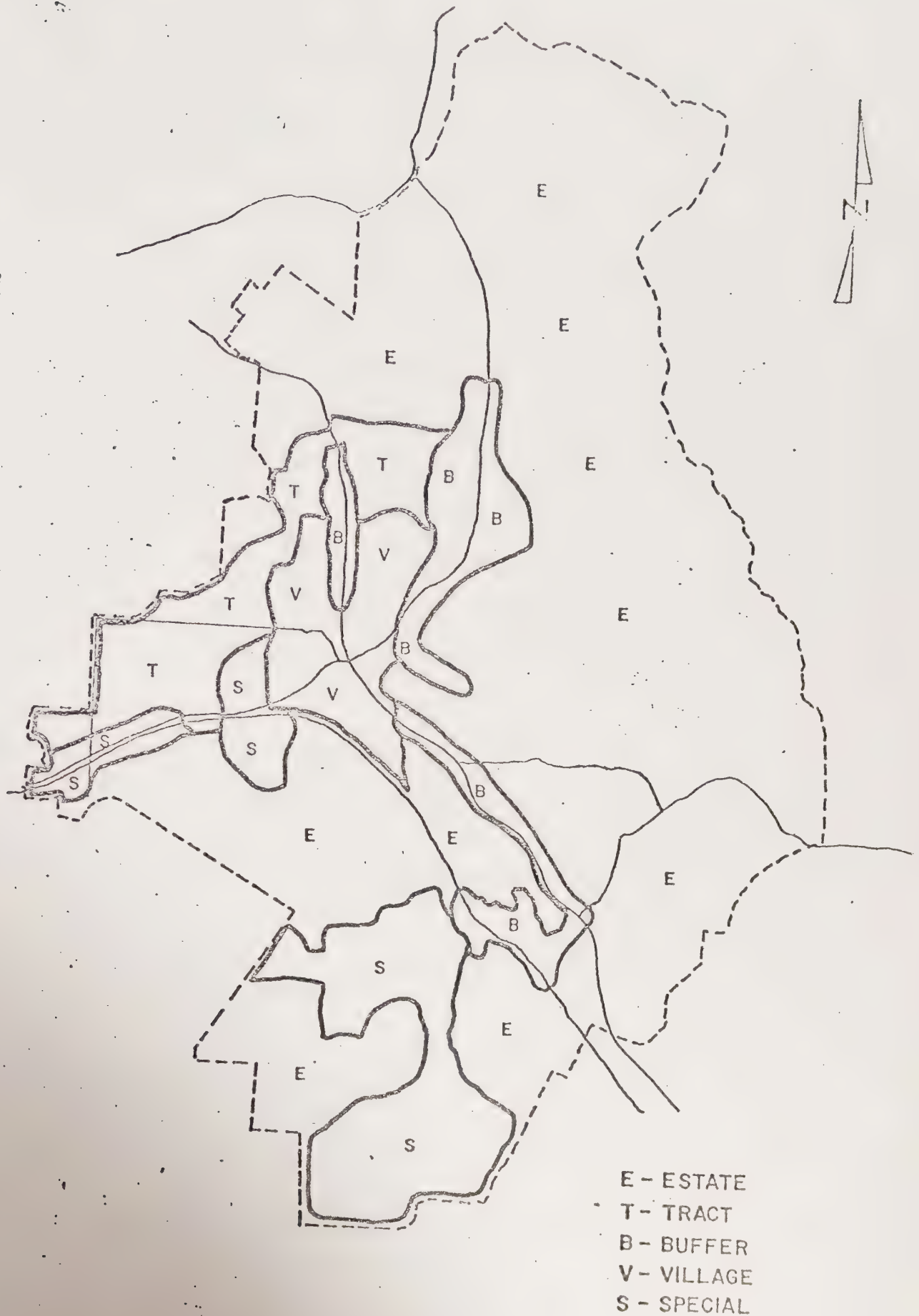
## MISCELLANEOUS

Median Education	12.3
% H.S. Graduates	62
Mean Persons/HH	2.98
Mean Persons/Family	2.76
Median Contract Rent	\$117
Median Housing Value	\$21,000
Second Home Owned	416
Affluency Index	92.6

Source - 1970 U.S. Census



# URBAN DEVELOPMENT TYPES





### III. General Development Patterns and Opportunities in the City of Vista.

Because of physical topographic limitations and the relatively isolated situation of the Vista community, the City has developed as a "Bedroom" community on the fringe of unique agricultural endeavors. (A "Bedroom" community is herein defined as one in which most of the residents derive their incomes from outside of the community. It is further earmarked by a lack of, or low quantity of, major commercial and industrial endeavor.) The community character is a subject that is of vital concern to the citizens; however, identification of this character is impossible to express in specific terms. This report has identified five classifications of residential environment. These classifications represent the existing housing types and the logical development trend for the areas in question. The areas are general in most cases without distinct boundaries but having specific identity at the cores of these areas.

#### A. "Estate" Semi-Rural Residential Area - See Map A.

This particular residential (single-family home either on or nested within half-acre or larger lots) represents the Vista ideal. The area embraces the eastern and southern fringes of the City. In almost all of the cases, the homes are occupied by higher than average income families. The amount of blight or poverty is negligible.

The area is a conservation area. To keep the residential environment tranquil and as undisturbed as possible, development should be slow and cautious. Light agricultural uses should be encouraged as an environmental compliment.

Problems existing in this area are that shopping and administrative service





facilities are located outside of this district. Transportation routes needed to traverse the area are detrimental to the environment of that area. The continued desirability of this area will affect the unincorporated areas east of vista, which presently manifest the Vista "ideal" better than most of Vista does.

B. "Tract" Single-Family Suburban Area.

This style of subdivided lots between 6,000 square feet and 10,000 square feet exemplifies the "typical" American single-family home. This area generally encompasses the territory between the Oceanside city limits at the southwest projecting to the northeast to approximately Anza Avenue. Development of this area should continue at a moderate growth rate. Some "cluster" housing projects should be expected. The income range in this area is lower than area "A".

There is also more blight.

Development in this area lends itself well to adequate streets, neighborhood shopping facilities, schools, and, if the community is sufficiently alert, park and recreation facilities.

The problems are that the style of development destroys the community identification by mingling in with Oceanside, and the potential of deterioration is more evident in this kind of development. With proper Code enforcement programs, this medium to medium-low density development can sustain itself as an adequate residential environment.

Effort should be expended to attempt to create an identifiable boundary between the City of Vista and the Oceanside development to the north and west. Particular focus should be given to "Cluster Concept" or planned



unit development for the undeveloped portions of this area. This technique would minimize grading and optimize open space utilization, while maximizing unit yield per acre. This technique would also permit design flexibility thereby breaking the monotony of the standard gridiron tract. The future character of this area is dependent on the success or failure of the cluster or planned unit technique.

C. Strip Commercial with "Buffer" Apartment Development.

This area generally follows an irregular depth behind commercial strips along Vista Way (East and West) and Santa Fe Avenue (North and South) with an offshoot at Eucalyptus.

The commercial development is not a matter of question here. The apartment development that buffers the commercial, most of it relatively new, has given Vista an image or impression particularly because this apartment buffer strip is most readily seen by anyone passing through the community on any of its major streets. This image although not particularly impressive represents a typical Southern California apartment density development. This kind of development is new to the City of Vista and represents a "threat" to the community image. Mingled in with the apartments are mobile home parks, condominiums, and institutional uses. The typical inhabitant or family is smaller, lower income, and more mobile than other individual or family types in the City. There are approximately 2,500 units in this area. Advantages of this type of development are that it lends itself well to public transit and is efficiently located in respect to commercial facilities. Most projects contain some recreational facilities, mostly adult oriented.



Problems with the apartment type of development are:

- (1) Detrimental visual image.
- (2) Mobile people who are generally less community minded.
- (3) Deficiency in adequate park, recreational and open space amenities.
- (4) Traffic congestion caused by combination of on-street parking, neighboring commercial uses and through traffic.

Through recent action, landscaping and unit reduction, the future development of vacant portions of this area will be a distinct improvement over the existing development. This area should continue to grow rapidly; but with proper design, grading, landscaping and planned development, this area can accept and accommodate the growth without harmful consequences. A major concern is the proper, harmonious blending of this high density use with less dense residential areas on the exterior borders of this area. Institutional uses and open space make excellent boundaries.

D. Special Area - Dynamic Growth Contemplated.

This area is strategically located west of Melrose Drive, north and south of Highway 78 (and also outside of the City, the Thibodo Ranch). These areas are either undeveloped or underdeveloped (in the latter case, Copper Drive is an example).

When Melrose Drive is developed north and south, and the County Administrative Complex is improved, the area will possess a strategic location that will impose extreme economic development pressure on the area. The area will undoubtedly experience a most rapid growth in a relatively short period of time.

Good planned unit developments would be the ideal means of harmoniously bringing the area to its best development potential. Much of the property is in large ownerships, hence will lend itself efficiently to planned developments.





Reasonable variety of uses, properly separated and buffered, should be accommodated. Preplanning will be the key to the success or failure of the developments. Careful scrutiny should be directed to the locations where a proposed development borders other proposed or existing developments or planned properties. Proper allocation of public facilities, services and open space should be integrated into any planned development. These strategic areas may well become a new focus for the City of Vista. Presently there are approximately 200 homes in the area.

#### E. Older Developed "Village" Vista Settlement.

This area is generally located in the center of the community, around the "downtown" area (see Map A). There is a multitude of land uses in this area, generally mixed. The quality of development is also varied. Redevelopment (not necessarily public) is in order for portions of this area. The street and drainage patterns need upgrading. There are many homes in the area, some in the poverty range. This area will be the most difficult to harmoniously integrate with the other four areas. It is, however, a strategic area because it may become a vital focus of the community, or a slum area, depending on the policy and programs employed.

The preceding report has described five distinct and different opportunity areas in the City of Vista. Together they form the Vista community, none of which is self-contained, but depending on each other to form the "total" community. Planning effort must keep the area character and differences in mind for future proposals.



IV. Community Physical Problem Identification Element of the General Plan of the City of Vista.

For the purposes of this element, the term "blighted areas" will have the following definitions:

1. Blighted area; faulty planning. A blighted area is characterized by:
  - (a) An economic dislocation, deterioration or disuse, resulting from faulty planning.
  - (b) The subdividing and sale of lots of irregular form and shape and inadequate size for proper usefulness and development.
  - (c) The laying out of lots in disregard of the contours and other physical characteristics of the ground and surrounding conditions.
  - (d) The existence of inadequate streets, open spaces and utilities.
  - (e) The existence of lots or other areas which are subject to being submerged by water.
2. Blighted area; depreciated values; inadequate tax receipts. A blighted area is characterized by a prevalence of depreciated values, impaired investments, and social and economic maladjustment to such an extent that the capacity to pay taxes is reduced and tax receipts are inadequate for the cost of public services rendered.
3. Blighted area; unproductive condition of land; loss of population. A blighted area is characterized by:
  - (a) In some parts of the blighted area, a growing or total lack of proper utilization of areas, resulting in a stagnant and unproductive condition of land potentially useful and valuable for contributing to the public, health, safety and welfare.
  - (b) In other parts of the blighted area, a loss of population and reduction of proper utilization of the area, resulting in its further deterioration and added costs to the taxpayer for the creation of new public facilities and services elsewhere.



The Community Physical Problem Identification Element Map shows the seven problem areas within this City.

These areas are designated "A", "B", "C", "D", "E", "F" and "G", respectively, and are generally described below:

Area "A" is defined as all of that land northeasterly of the Atchison, Topeka and Santa Fe Railroad right-of-way, bounded along its northwesterly extremity by Guajome Street intersection with South Santa Fe Avenue to a point approximately 400 feet northeasterly from and parallel to the center line of South Santa Fe Avenue, and then extending southeasterly along the northeasterly boundary 400 feet from the center line of South Santa Fe Avenue and parallel therefrom to a point approximately 400 feet northerly of the intersection of Mar Vista Drive at South Santa Fe Avenue; thence southwesterly, along the southeasterly boundary, to the intersection with the Atchison, Topeka and Santa Fe Railroad right-of-way.

Area "B" is described as beginning at the approximate location of the intersection of Guajome Street with the Atchison, Topeka and Santa Fe Railroad right-of-way; thence extending in a northwesterly direction therefrom to a point where the railroad right-of-way parts from North Santa Fe Avenue; thence continuing in a northerly direction along North Santa Fe Avenue to Connecticut Street; thence easterly along Connecticut Street to the intersection with Cypress Drive; thence southeasterly, along Cypress Drive, to a point approximately 400 feet northwesterly of the center line of East Vista Way and thence extending in a northeasterly direction along a line 400 feet northwesterly of the center line of West Vista Way and parallel thereto to Franklin Lane; thence southeasterly, along the prolongation of Franklin Lane across West Vista Way, to a point approximately 400 feet southeasterly of the center line of East Vista Way; thence southwesterly curving north to the boundary of the Rancho Buena Vista property, including that entire parcel and extending southeasterly across Alta Vista Drive along the northeasterly property line of property owned by the Vista Unified School District to a point approximately 1200 feet easterly of the intersection of Eucalyptus Avenue with Escondido Avenue; thence southerly to





Eucalyptus Avenue; thence northwesterly, along Eucalyptus Avenue, passing through Escondido Avenue and continuing in the westerly and southerly direction to the intersection with Ocean View Drive; thence southeasterly, along a line approximately 400 feet northeasterly of the center line of South Santa Fe Avenue and parallel therefrom to Guajome Street prolonged, being the southeasterly boundary of Area "B".

Area "C" is described as all of that property bounded along the south, southwest and west by the Atchison, Topeka and Santa Fe Railroad right-of-way, reckoned from the point at which said right-of-way intersects with North Santa Fe Avenue, extending to West Los Angeles Drive to intersection with North Santa Fe Avenue; thence continuing along East Los Angeles Drive to a point 400 feet easterly of the center line of North Santa Fe Avenue; thence, along the easterly boundary, 400 feet easterly of the center line of North Santa Fe Avenue and parallel to the intersection with Citrus Avenue; thence westerly, along Citrus Avenue to the intersection with North Santa Fe Avenue.

Area "D" is described as the general area bounded on the northeast by a line paralleling and adjacent to the Atchison, Topeka and Santa Fe Railroad right-of-way beginning at a point approximately 200 feet south of the center line of Broadway Street and extending northwesterly along the railroad right-of-way to a point which would be the prolongation of Washington Street to the intersection with said railroad right-of-way; thence southwesterly, along a line defined as the northwesterly boundary, distance 200 feet northwesterly from and parallel to the center line of West Vista Way to the prolongation of Lado de Loma Drive; thence southeasterly, along said prolongation of Lado de Loma Drive, which is also the southwesterly boundary, to a point in Lado de Loma Drive; thence easterly, along Lado de Loma Drive, to the intersection with Eddie Drive; thence a line connecting the aforementioned intersection with the beginning point; said line defining the southeasterly boundary.

Area "E" can generally be described as all of that land encompassed within a circle whose radius is 1,200 feet, reckoned from a center point at the intersection of Melrose Drive with Highway 78.

Area "F" can generally be described as all that property westerly of Melrose Drive, northerly of the southerly City boundary line, bounded on the west by Emerald Drive, and along the north by a line located approximately 400 feet northwesterly of and parallel with the center line of Highway 78, extending between Emerald Drive and the intersection with Area "E".

Area "G" can generally be described as all of that property easterly on Cedar Road, the northerly extension of which terminates at the City boundary, approximately 2,800 feet northerly of the center line of Highway 78; thence easterly, along said northerly City boundary, approximately 2,100 feet; thence southerly approximately 1,200 feet to intersection with the northerly line of Area "F"; thence southwesterly along said northerly line of Area "F" to the intersection with Emerald Drive; thence southerly, along Emerald Drive, to a point approximately 2,000 feet southerly of the intersection of Emerald Drive with Highway 78, also shown as a City boundary line; thence southwesterly, southerly and westerly, along said City boundary line, to the point of intersection with Cedar Road prolonged, approximately 1,600 feet, southerly of Highway 78.



The "blighting" qualities of each area are as follows:

Area "A":

- (1) An economic dislocation, deterioration or disuse, resulting from faulty planning.
- (2) The subdividing and sale of lots of irregular form and shape and inadequate size for proper usefulness and development.

Area "B":

- (1) An economic dislocation, deterioration or disuse, resulting from faulty planning.
- (2) The existence of inadequate streets, open spaces and utilities.

Area "C":

- (1) An economic dislocation, deterioration or disuse, resulting from faulty planning.
- (2) The subdividing and sale of lots of irregular form and shape and inadequate size for proper usefulness and development.
- (3) Depreciated values, impaired investments, and social and economic maladjustment to such an extent that the capacity to pay taxes is reduced and tax receipts are inadequate for the cost of public services rendered.

Area "D":

- (1) An economic dislocation, deterioration or disuse, resulting from faulty planning.
- (2) The subdividing and sale of lots of irregular form and shape and inadequate size for proper usefulness and development.
- (3) A growing or total lack of proper utilization of areas, resulting in a stagnant and unproductive condition of land potentially useful and valuable for contributing to the public health, safety and welfare.

Area "E":

- (1) The existence of inadequate streets, open spaces and utilities.
- (2) A growing or total lack of proper utilization of areas, resulting in a stagnant and unproductive condition of land potentially useful and valuable for contributing to the public health, safety and welfare.

Area "F":

- (1) The existence of inadequate streets, open spaces and utilities.



- (2) A growing or total lack of proper utilization of areas, resulting in a stagnant and unproductive condition of land potentially useful and valuable for contributing to the public health, safety and welfare.

Area "G":

- (1) The subdividing and sale of lots of irregular form and shape and inadequate size for proper usefulness and development.
- (2) The existence of inadequate streets, open spaces and utilities.
- (3) The existence of lots or other areas which are subject to being submerged by water.

RESIDENTIAL CONDITION IN BLIGHTED AREAS

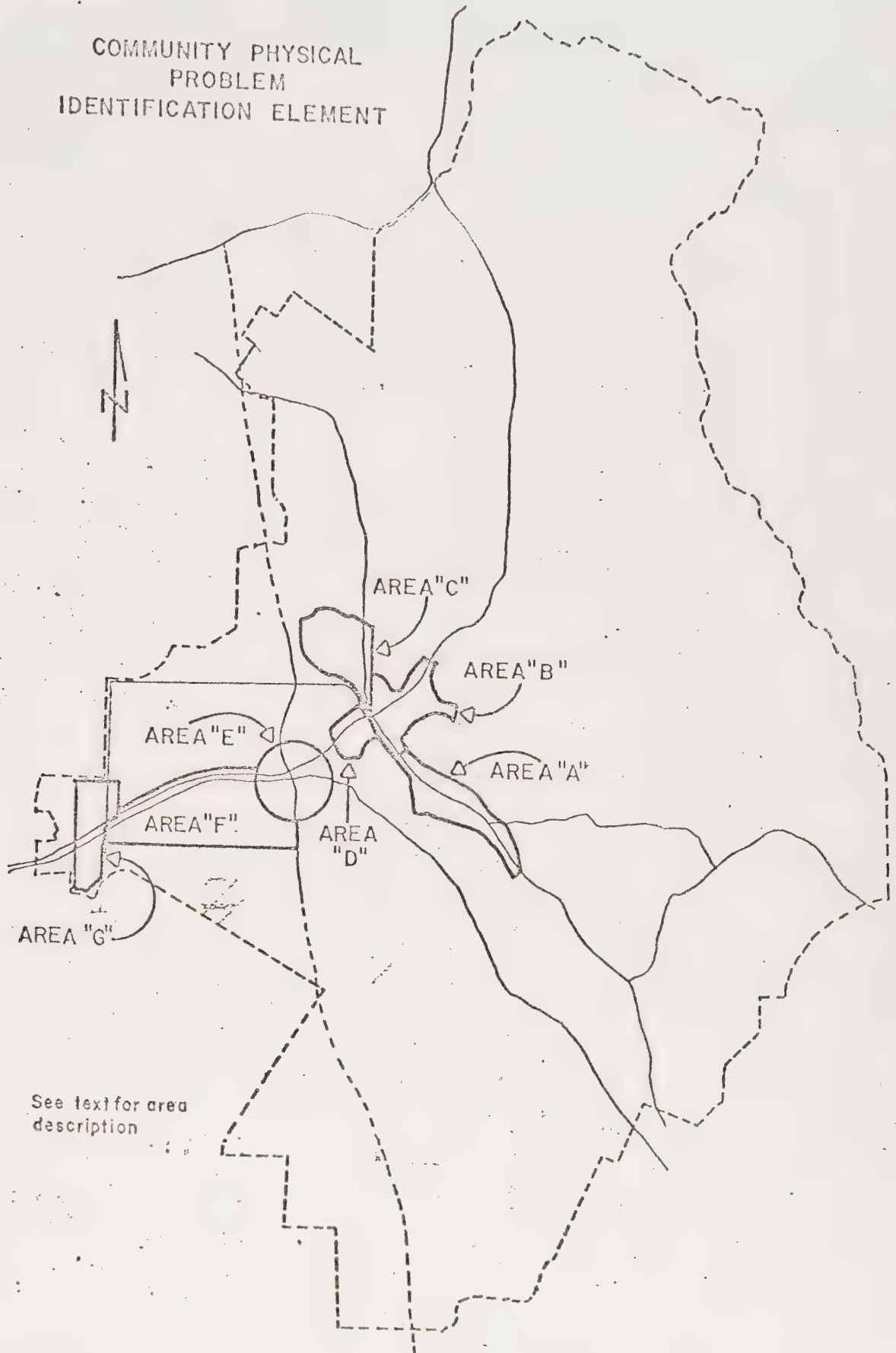
<u>AREA</u>	<u>NO./STRUCTURES</u>	<u>TYPE AND CONDITION</u>	<u>RECOMMENDED TREATMENT</u>
A	278	Overcrowded, small single family units and new aparts.	Single family residential. Rehabilitate or recycle to more intense use(s)*. Conserve of apartments.
B	15	Sound single family.	Conserve.
	94	Mixed single family and apartments.	Recycle single family to more intense use(s)*. Conserve or rehabilitate apartments.
C	248	Basically sound, single family residential, showing signs of deterioration.	Rehabilitate and conserve.*
D	24	Scattered single family, basically sound.	Conserve or rehabilitate where appropriate.
E	24	Scattered single family, basically sound.	Recycle to more intense use(s)*.
F	12	Single family, sound.	Recycle to more intense use(s)*.
G	72	Scattered single family, some small apartments.	Rehabilitate or recycle to more intense use(s)*.
767 Units			

\* May include low-moderate income housing in residential zoned portions of the area.





COMMUNITY PHYSICAL  
PROBLEM  
IDENTIFICATION ELEMENT



See text for area  
description



U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT  
HOUSING ASSISTANCE PLAN

TABLE 1 - SURVEY OF HOUSING CONDITIONS

1. NAME OF APPLICANT VISTA		2. APPLICATION NUMBER	3. <input type="checkbox"/> ORIGINAL <input type="checkbox"/> AMENDMENT	
		4. PROGRAM YEAR From: To:		
A. OCCUPANCY STATUS AND CONDITION OF HOUSING UNITS		NUMBERS OF YEAR-ROUND HOUSING UNITS		
		TOTAL	OWNER - TYPE	RENTAL - TYPE
1. a. OCCUPIED UNITS: TOTAL		10,419	7,869	2,550
b. SUBSTANDARD		41	25	16
c. ALL OTHER		10,378	7,844	2,534
2. a. VACANT UNITS: TOTAL		632	290	342
b. SUBSTANDARD		16	12	4
c. ALL OTHER		616	278	338
3. TOTAL OCCUPIED AND VACANT UNITS		11,051	8,159	2,892
B. SUITABLE FOR REHABILITATION				
1. OCCUPIED UNITS		317	219	98
2. VACANT UNITS		22	18	4
3. TOTAL SUITABLE FOR REHABIL- ITATION		339	237	102
C. DATA SOURCES AND METHODS				

1975 State Department of Finance Special Census



V. Low-Moderate Income Housing.

A. Potential for Lower and Moderate Income Units.

Because of the ideal climate and desirability of Vista as a place to live and the fact that Vista does not have any basic industry, there is no inherent opportunity for low income housing. Even the senior citizens border on affluency. However, the 1970 Census figures show 630 poverty families residing in the Vista community. Opportunity for future lower income units would be possible in Area IV (Village Area) if redevelopment projects, public or private, are enacted. As part of the relocation process, adequate subsidized housing could be made available for qualifying families. There is also opportunity for governmental subsidized lower income housing in Area V (Opportunity Area) as part of large master planned developments. Caution and scrutiny are in order to avoid the migration of low-income families into the Vista area where there is limited employment opportunity.

B. Blight. (See Table VII)

Since Vista is a dynamic, growing community arising from a small rural base, there is only limited blight scattered throughout the community. The older "Village" area, IV on Map A, has the oldest, and from a land use point of view, the most obsolescent uses. This area would lend itself to a concentrated Code enforcement program.

C. Population Characteristics and Fair Housing.

The population of Vista contains 3% non-white (negro, oriental and other) and 12% Spanish-speaking persons. If integration laws are enforced and special housing programs are adequately distributed and not concentrated, the City of Vista should not have insoluble problems stemming from ethnic differences.

(See Table IV)





D. Needs.

1. Current Needs.

There obviously is a need to assure adequate housing for the 339 families in the suitable for rehabilitation classification identified by the 1975 Census. A continuing priority would be to refine and maintain records concerning the identification of these families.

There are present programs underway to assist senior citizens.

Perhaps future implementation of senior citizen housing programs could take care of a segment of fixed income persons. More evidence is needed in respect to economic need.

2. Projected Needs.

Most of the projected units are for middle income or higher individuals or families. Most of the projected units will be for people moving into the area to take advantage of the living environment. At this time there are no anticipated future housing problems, if present Codes and Ordinances are adhered to.

In order to share the provision of adequate housing for low and moderate income families, the City of Vista should accept a fair share apportionment, based on regional needs and calculated with population growth projections. (See Table VIII). According to C.P.O., the allocations for the years 1974 - 1980 would be:

Low Income ----- 330 Units

Moderate Income ---- 860 Units

Total Allocation - - 1,190 Units

If the population projections for growth are accurate, this figure would be fair and acceptable. The City should, through cooperative effort with developers, assure that this allocated quota will be met. Some of the units may be provided by subsidy programs, if the City desires to use these programs.



TABLE VIII

## CITY OF VISTA POPULATION ESTIMATES &amp; PROJECTIONS

<u>Estimates</u>			
Year	Population	Increase	Growth Rate
1950	1,075		
1960	14,992	13,287	779.00%
1970	24,668	9,696	65.00%
1971	25,917	1,249	5.00%
1972	27,417	1,500	6.00%
1973	27,946	529	2.00%
1974	28,100	154	.54%
1975	28,300	200	.70%
	30,300		
<u>Projections</u>			
<del>1976</del>	<del>29,400</del>	<del>1,100</del>	<del>3.7%</del>
1977	30,100	700	2.3%
1978	31,000	900	2.9%
1979	31,900	900	2.8%
1980	32,800	900	2.8%
1981	33,700	900	2.7%
1982	34,600	900	2.6%
1983	35,500	900	2.5%
1984	36,300	800	2.2%
1985	37,200	900	2.4%
1986	38,100	900	2.4%

Average Household Size 2.7 People/Dwelling Units



### Housing Unit Projections

Year	City	CPO
1976	11,400	10,100
1977	11,900	10,500
1978	12,100	10,900
1979	12,500	11,000
1980	12,800	11,200
1981	13,000	11,500
1982	13,400	11,800
1983	13,900	12,000
1984	14,100	12,200
1985	14,300	12,400
1986	14,800	12,700

The difference in population projections between City staff and CPO staff is due to household size. The City Planning Department used the current household size of 2.7 people per dwelling unit. CPO, however, projects the household size at 2.4 people per dwelling unit. This difference is considered insignificant when total dwelling unit projections are calculated. The ten year projections show an overall discrepancy of only 800 dwelling units. These projections do support each other.





CPO Projections  
For City of Vista Population

1976	29,800
1977	30,000
1978	30,200
1979	30,700
1980	31,000
1981	31,300
1982	31,800
1983	32,100
1984	32,500
1985	32,900
1986	33,300

Average Household Size = 2.4 People/D.U.



## E. Obstacles.

The development of housing in the City of Vista must be dealt with delicately.

1. The community's most valuable asset is that it is a bedroom community and a recognized desirable place to live. The reasons for this fact are that Vista has a near-perfect natural climate and a distinct semi-rural community character and social charm that distinguishes it from other communities. Future housing developments of all kinds (conventional, estate, tract, apartments or subsidized projects) must be integrated into the physical and social environment in a manner that will not harm the basic community's resource characteristics.
2. Untimely development of new housing strains all public facilities such as street capacity, school capacity, police protection, park and open space adequacy, and availability of necessary public institutional support facilities. The introduction of new housing projects must, in addition to meeting the strict building codes, have the availability of adequate public facilities.
3. Land cost, building costs, and the treatment of the community's delicate environment, causes any project to increase in cost, which is higher than building in communities that have better development opportunities from a physical point of view. Unless subsidized, the lower income groups are not able to afford housing under this circumstance.

## VI. Housing Programs.

### A. Poverty Families Residing in Vista.

1. The City of Vista shall endeavor to identify those citizens who are in need of adequate housing.
2. The City of Vista should subsequently determine by means of these affected individuals' input, the specific programs needed to correct the situation.



3. A policy establishing a City "Housing Program" in an appropriate department, with specific responsibility, with whom citizens having housing problems can communicate should be formally adopted.

4. A systematic Code enforcement program under an adopted program would further assure that all persons residing in Vista would continue to have a safe, sanitary residence.

B. Regional Responsibility.

1. The City of Vista shall identify and actively participate in the appropriate regional housing organization(s) wherein housing problems of neighboring communities can be dealt with effectively, so that the City of Vista will not be confronted with migrating low-income families requiring housing assistance, yet having no economic opportunity to improve their situation.

Cooperation with the C.P.O. program is recommended.

2. The City of Vista should keep abreast of County, State and Federal programs that will appropriately deal with housing problems. The City of Vista has a difficult housing dilemma. It must be fair, non-discriminatory, and assume a responsible role in dealing with housing deficiencies; but it cannot accept in-migration of low-income families in any significant uncontrolled numbers, because there is no employment opportunity for these people in a bedroom community. Furthermore, the City is further obliged to protect the "community image" and "semi-rural atmosphere and social charm" established and cherished by its citizens, without resorting to "snob zoning" or closing its doors to all but the wealthy.

VII. Relationship to Other Elements.

A. Land Use Element.

The Land Use Element designates seven density categories of land that permit





a wide variety of housing for alternative housing types. There are sufficient quantities of land available in desirable locations. The Housing Element and Land Use Element are in harmony.

B. Circulation Element.

The Housing Element, in locating low-moderate income housing, should rely heavily on the public transit system which should be included in the Circulation Element. Streets are integrated and harmonized with the land use residential designations.

C. Open Space Element.

Open space, and subsequently parks, will be accessible to future housing. Appropriate public service, social facilities should be coordinated with the public park areas.

D. Seismic Safety, Noise and Safety Elements.

The Housing Element is in conflict with the Seismic Safety, Noise and Safety Elements wherein they require additional and costly building protections and design considerations which raise the price of housing.

It would be folly to propose that relatively unsafe, noise affected residential structures be erected because they are cheaper than safer and more sound-proof units. This alternative would essentially entail construction of new blighted buildings.

To mitigate the impact of these three Elements on the Housing Element:

1. The City could emphasize housing programs that subsidize the needy individual rather than the structure; and/or
2. The City could encourage new, innovative designs that use new construction techniques and materials which accomplish the standards and intent of the Codes and Ordinances that regulate these matters.



VIII. Annual Review.

The citizens' Housing Element Committee, under the auspices of the Planning Commission, shall hold a public meeting after the first of each year for the purpose of:

- A. Updating the statistical input of the Housing Element.
- B. Analyzing the progress of the existing programs and making recommendations for appropriate amendments.

The Housing Element Committee shall endeavor to contact those persons affected by inadequate housing and solicit their input. Recommendations shall be forwarded to the Planning Commission for appropriate action.



APPENDIX A

CITY OF VISTA

HOUSING ASSISTANCE PROGRAM

JANUARY 12, 1976





U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT  
HOUSING ASSISTANCE PLAN

TABLE I - SURVEY OF HOUSING CONDITIONS

1. NAME OF APPLICANT  VISTA		2. APPLICATION NUMBER	3. <input type="checkbox"/> ORIGINAL <input type="checkbox"/> AMENDMENT	
		4. PROGRAM YEAR From: To:		
A. OCCUPANCY STATUS AND CONDITION OF HOUSING UNITS		NUMBERS OF YEAR-ROUND HOUSING UNITS		
		TOTAL	OWNER - TYPE	RENTAL - TYPE
1. a. OCCUPIED UNITS: TOTAL		10,419	7,869	2,558
b. SUBSTANDARD		41	25	16
c. ALL OTHER		10,378	7,844	2,534
2. a. VACANT UNITS: TOTAL		632	290	342
b. SUBSTANDARD		16	12	4
c. ALL OTHER		616	278	338
3. TOTAL OCCUPIED AND VACANT UNITS		11,051	8,159	2,892
B. SUITABLE FOR REHABILITATION				
1. OCCUPIED UNITS		317	219	98
2. VACANT UNITS		22	18	4
3. TOTAL SUITABLE FOR REHABIL- ITATION		339	237	102
C. DATA SOURCES AND METHODS				

1975 State Department of Finance Special Census



TABLE II - HOUSING ASSISTANCE NEEDS OF LOWER INCOME HOUSEHOLDS

1. NAME OF APPLICANT  VISTA				2. APPLICATION NUMBER			3. <input type="checkbox"/> ORIGINAL <input type="checkbox"/> AMENDMENT					
				4. PROGRAM YEAR From: To:								
SOURCES OF HOUSING NEEDS				NUMBERS OF HOUSEHOLDS								
				TOTAL			BLACK*			SPANISH (or other Identity)		
				Total	Large Families**	Other	Total	Large Families**	Other	Total	Large Families**	Other
A. CURRENTLY REQUIRING ASSISTANCE (excl. displaced)												
1. TOTAL:				3218	450	1374	Not applicable			Not applicable		
2. ELDERLY AND HANDICAPPED				1394								
3. NON-ELDERLY/HANDICAPPED				1824	450	1374						
B. DISPLACED OR TO BE DISPLACED												
1. TOTAL:				0	0	0						
2. ELDERLY AND HANDICAPPED												
3. NON-ELDERLY/HANDICAPPED												
C. ADDITIONAL, HOUSEHOLDS EXPECTED TO RESIDE IN LOCALITY												
1. TOTAL:				128	20	48						
2. ELDERLY AND HANDICAPPED				60	0	0						
3. NON-ELDERLY/HANDICAPPED				68	20	48						

## D. DATA SOURCES AND METHODS

1975 Special Department of Finance Census

\* Required only if group represents 5 percent or more of population

\*\* Four or more minors





U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT  
HOUSING ASSISTANCE PLAN

**TABLE III - ANNUAL GOAL FOR HOUSING ASSISTANCE**

<b>1. NAME OF APPLICANT</b>  <div align="center">VISTA</div>					<b>2. APPLICATION NUMBER</b>  		<b>3.</b> <input type="checkbox"/> ORIGINAL <input type="checkbox"/> AMENDMENT		
<b>4. PROGRAM YEAR</b> From: _____ To: _____									

A. CATEGORY	NUMBERS OF UNITS (except as noted)							
	FIRST YEAR GOAL				THREE YEAR GOAL*			
	TOTAL	TYPES OF UNITS			TOTAL	TYPES OF UNITS		
		New	Exist	Rehab.		New	Exist	Rehab.
<b>1. TOTAL</b>								
<b>2. ELDERLY</b>	19	0	19	0	160	100	60	0
<b>3. NON-ELDERLY LARGE</b>								
<b>4. OTHER</b>								
<b>B. SOURCES OF ASSISTANCE</b>								
<b>1. HUD</b>								
<b>a. SECTION 8**</b>	19	0	19	0	60	20	140	0
<b>* AMOUNT</b>	\$	\$	\$	\$	\$	\$	\$	\$
<b>b. CD BLOCK GRANTS</b>	Not in first two years							
<b>c. OTHER OEDP</b>	0	0	0	0	60	0	60	0
<b>2. STATE AGENCIES IDENTIFY PROGRAM:</b>								
<b>HHFA</b>	0	0	0	0	100	50	0	50
<b>701</b>	Possible survey and planning assistance							
<b>3. OTHER</b>								
<b>a. FARMERS HOME AD.</b>								
<b>b. LOCAL PROGRAMS</b>					Unknown		Unknown	
<b>c. OTHER (specify)</b>	0	0	0	0	100m	100	Unknown	Unknown

**C. EXPLANATION OF PRIORITIES**  
  

A citizens' Housing Element Committee is presently active and working on the update of the City Housing Element. This will enable future amendments to the Housing Assistance Program, based on new more detailed information. The Committee is composed (partially) of people in need of adequate housing.

\* Optional  
 \*\*Explain any State agency amounts Included









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